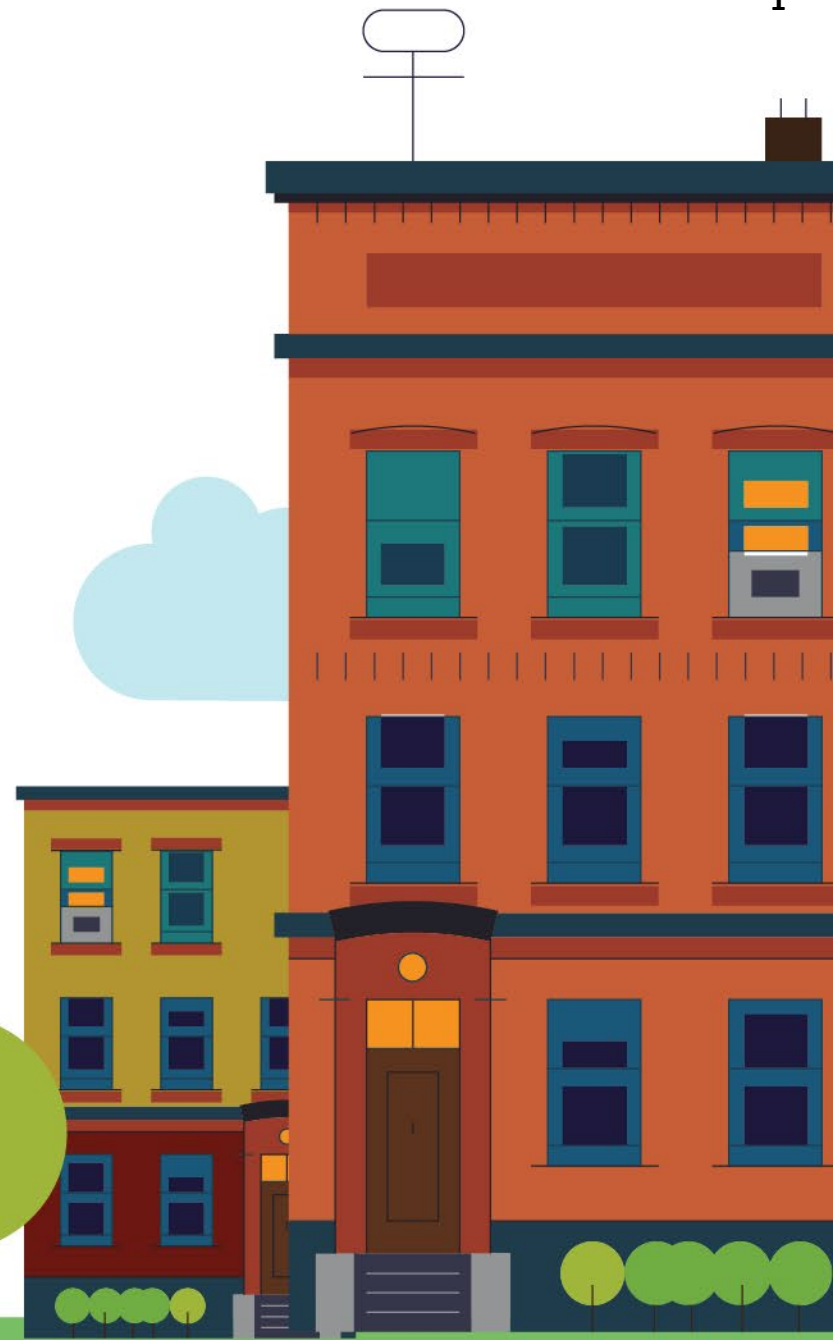
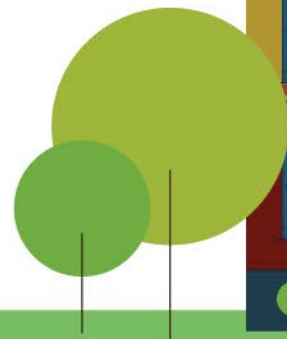
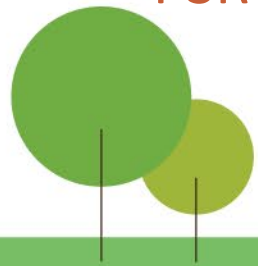


Affordable Housing

Action Strategy

Anti-displacement efforts

PSRC, March 18, 2022



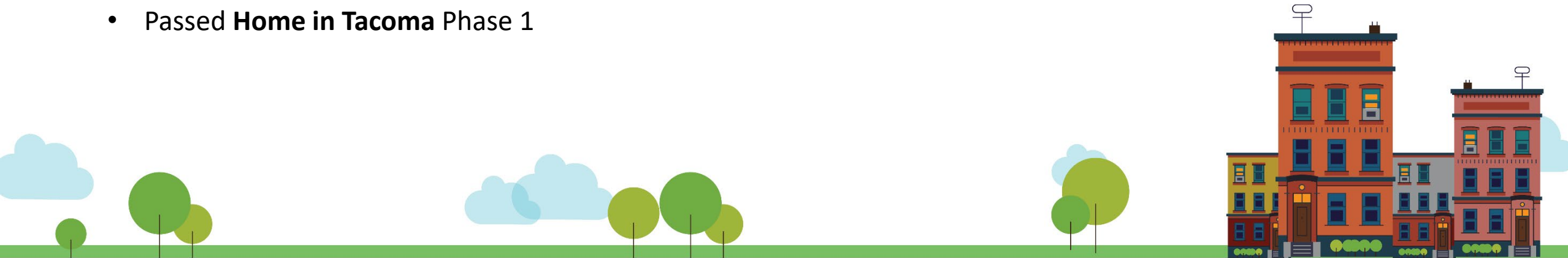
Affordable Housing Action Strategy's Four Objectives

- 1. Create More Homes for More People**
- 2. Keep Housing Affordable and In Good Repair**
- 3. Help People Stay in Their Homes and Communities**
- 4. Reduce Barriers for People Who Often Encounter Them**

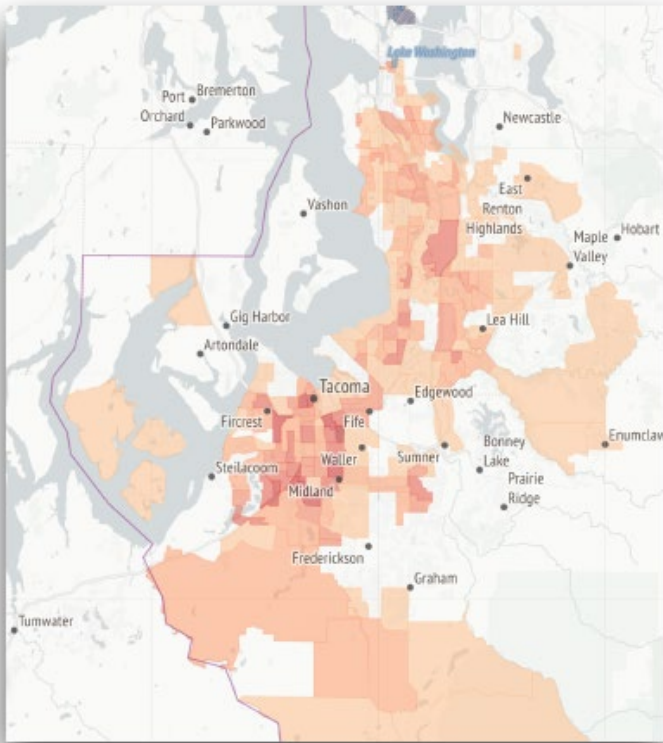


AHAS 2021 Highlights

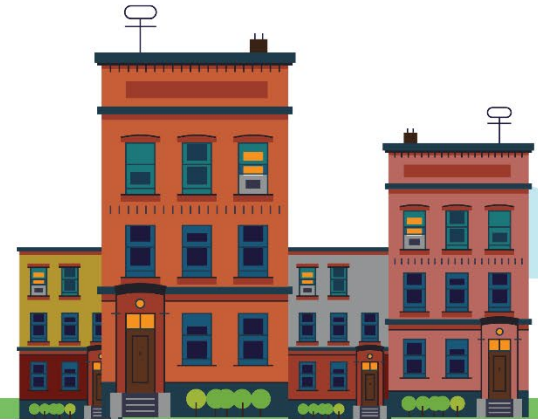
- **289 units** of affordable housing targeted to a population at or below 60% came online
- **Over 480 units** of affordable housing funded and projected to come online within 2 years
- **12 MFTE projects** approved for a total of **1146 units**, **114** of which serve households below 80% AMI
- Utility assistance programs served approximately **8179 households**
- The Rental Assistance Program served **844 households**, 65% of which were headed by a person of color
- **983 people** helped through Landlord Tenant Program
- Awarded **3 TPU surplus properties** for affordable housing developments
- Passed **Home in Tacoma Phase 1**



Issue scope



- Asked by City Council to understand magnitude of potential displacement post-expiration of Governor's moratorium
- Worked with Tim Thomas, [Urban Displacement Project](#), UC Berkeley, [Evictions Study: Housing Precarity Risk Model](#)
- **Approx. 25 percent of Tacoma's census tracts have a housing precarity score of 6 (out of 9) or greater**
- **In Pierce County, over 29,000 renters and 18,000 homeowners live in our high precarity neighborhoods**
- **1 in 6 Pierce Co. Black adults (18%) named in eviction filings (2013-17)**



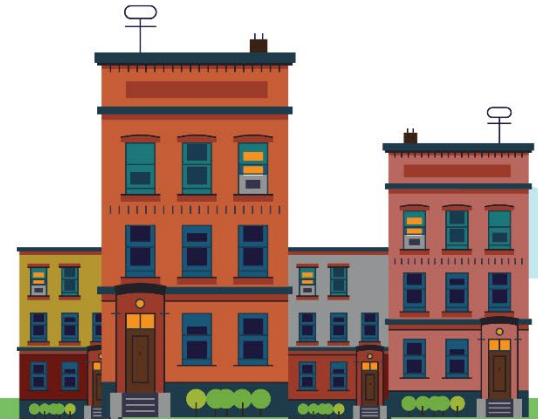
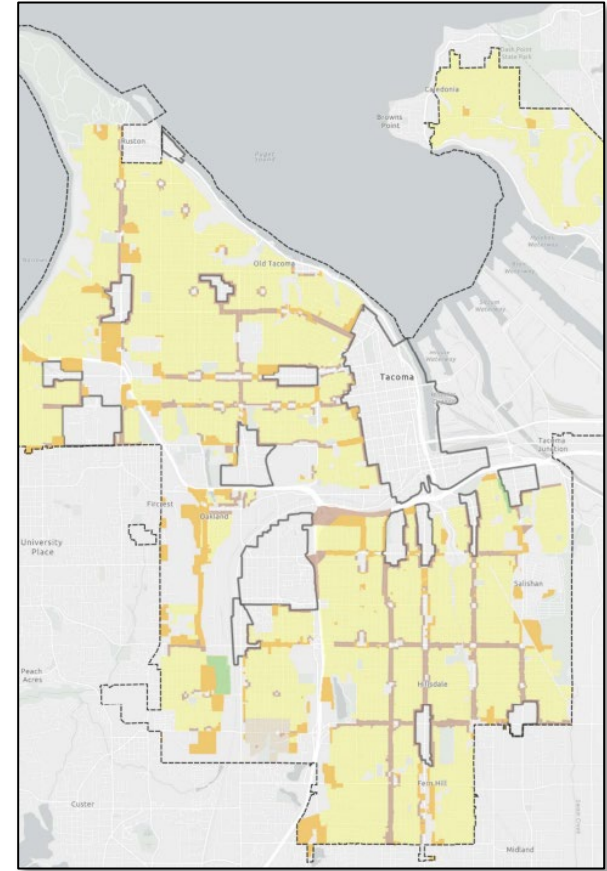
Strategic planning

[Home In Tacoma](#)

- Comp plan amendments to increase density across the City
- Housing Equity Task Force
- Home in Tacoma: Housing Action Plan
- Anti-Displacement Best Practices Brief

[Resolution 40871](#)

- Affirms the City of Tacoma's support of the use of data-informed tools to prevent displacement of local residents and strongly encourages the City's partners to use these tools to ensure more residents are able to stay in Tacoma
- Anti-displacement plan



Issue response

Action Area 1: Create a range of resources for people experiencing a housing crisis

- Rental Assistance
- Utility Assistance
- Relocation Assistance

Action Area 2: Expand tenant protections through a comprehensive policy

- Just Cause Protections
- Exploring notices for rent increases, late fee standards, shared housing standards, notices of sale for low-income housing

Action Area 3: Addressing displacement through homeownership

- Mortgage and Foreclosure Assistance
- ADU/DADU development for affordability



Issue response

Action Area 4: Policy protections for reducing displacement

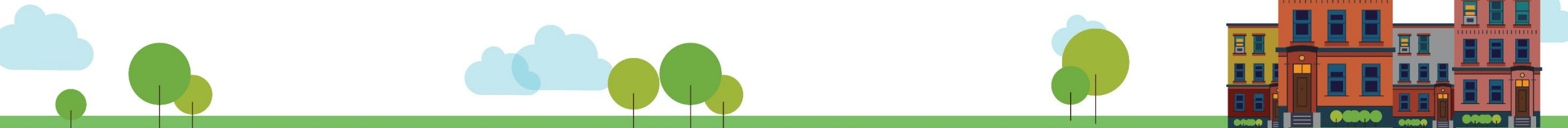
- Exploring Right of First Refusal and Community Prioritization policy

Action Area 5: Zoning and development policies, programs, and practices

- Affordable housing funding, along with incentives and policies to ensure more affordable units

Action Area 6: Preserving existing affordable housing

- Improve the livability of existing owner-occupied homes
- Improve tracking and monitoring of existing subsidized and unsubsidized affordable housing properties



Ongoing challenges

- **Long-term funding for programs currently in emergency capacity**
- **Market pressures**
- **Networked responses to regional crises**

